

County of Santa Clara

Department of Planning and Development
Planning Office

County Government Center, East Wing, 7th Floor
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San Jose, California 95110-1705
(408) 299-5770 FAX (408) 288-9198
www.sccplanning.org



SANTA CLARA COUNTY ZONING ADMINISTRATION AGENDA

AGENDA

Thursday, February 4, 2021, 9:30 a.m.

****BY VIRTUAL TELECONFERENCE ONLY ****

NOTICE TO THE PUBLIC

Pursuant to the provisions of California Governor's Executive Order this hearing will be held by teleconference only. No physical location will be available for this hearing; however, members of the public will be able to participate in the hearing as noted below.

INSTRUCTIONS

The Santa Clara County Zoning Administration Hearing Officer will be conducting a public hearing to consider the projects identified below. The hearing will be conducted by virtual teleconference only.

The Agenda is published on the Department of Planning and Development's website under the Zoning Administration webpage (<https://www.sccgov.org/sites/dpd/Commissions/ZA/Pages/ZA.aspx>).

While COVID-19 Public Health Orders remain in effect, project plans and other documents will be available to the public **by virtual appointment only** on Mondays from 9:30 a.m. to 5:00 p.m. and Tuesdays through Fridays from 8:00 a.m. to 5:00 p.m. Documents will be available on the Zoning Administration webpage (<https://www.sccgov.org/sites/dpd/Commissions/ZA/Pages/ZA.aspx>) the Friday before the hearing.

Please submit document requests, questions, and written comments to the project planner at the email address listed in the Agenda. To attend the hearing, visit the County Zoning Administration webpage (<https://www.sccgov.org/sites/dpd/Commissions/ZA/Pages/ZA.aspx>) 48 hours prior to the meeting for instructions on how to participate by virtual teleconference through Zoom.

Appeals regarding decisions of the Zoning Administration Hearing Officer must be filed within 15 calendar days of the decision and shall be accompanied by a non-refundable filing fee. If you challenge a land use decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County of Santa Clara at, or prior to, the public hearing.

HEARING OFFICER

Rob Eastwood, Planning Manager

CONTINUED PUBLIC HEARINGS

None

PUBLIC HEARINGS

1. File: PLN17-10080 Concurrent land use permit for Building Site Approval, Grading Approval, Design Review, and Open Space Easement Compatible Use Determination (CUD)

Owner: Martin and Rosario Gutierrez

Planner: Lara Tran (408) 299-5759

lara.tran@pln.sccgov.org

Request: Consider recommendation of a concurrent land use permit for a Building Site Approval, Grading Approval, Design Review, and Open Space Easement Compatible Use Determination for an 8,647 square-foot single-family residence with a 1,373 detached garage, and a 1,198 square-foot detached accessory dwelling unit on a 27.1 acre lot. Associated improvements include; driveway, retaining walls, and proposed landscaping. Grading consists of 1,216 cubic yards of cut and 1,977 cubic yards of fill.

Recommendation:

1. Accept Categorical Exemption from CEQA (Section 15303(a)); and,
2. Grant a concurrent land use permit for a Building Site Approval, Grading Approval, Design Review, and Open Space Easement Compatible Use Determination, pursuant to the Conditions of Approval.

Property Address: 2245 Liberata Drive, Morgan Hill

Present Land Use: Vacant

Env. Determination: Categorical Exemption (Section 15303(a))

Supervisory District: 1

APN: 728-24-008

Zoning: A-20Ac-d1

GP: Agriculture Medium

Parcel Size: 27.1 acre

2. File: PLN19-0206 Architectural Site Approval

Owner: 2 Youths LLC.

Applicant: AT&T Mobilty (c/o Crown Castle)

Planner: Lara Tran (408) 299-5759

lara.tran@pln.sccgov.org

In compliance with the Americans with Disabilities Act, those requiring special accommodations for this meeting should notify the Clerk of the Planning Office at (408) 299-6714, TDD (408) 993-8272, on or before the Friday preceding the Thursday meeting date.

Request: Consider recommendation of an Architectural and Site Approval for a wireless telecommunications facility at an existing winery facility. The project includes a new 80-foot tall mono-pine and a fenced equipment area, located within the footprint of the three (3) existing wireless towers. Grading is not proposed as part of the project.

Recommendation:

1. Accept Categorical Exemption from CEQA (Section 15303(d)); and,
2. Grant Architectural Site Approval pursuant to the Conditions of Approval.

Property Address: 4350 Monterey Road, Gilroy	APN: 841-32-010
Present Land Use: Existing Winery	Zoning: A-40Ac-sr
Env. Determination: Categorical Exemption (Section 15303(d))	GP: Agriculture-Large
Supervisory District: 1	Parcel Size: 0.5 acre

3. File: PLN18 – 11191 – Concurrent land use permit for a Building Site Approval on Slopes Exceeding 30%, Variance, Design Review, and Grading Approval.
Owner: Tina Chen & Jeremy Van Grinsven
Planner: Joanna Wilk (408)-299-5799 joanna.wilk@pln.sccgov.org

Request: Consider recommendation for a concurrent land use permit for a Building Site Approval on Slopes Exceeding 30%, Variance, Design Review and Grading Approval. The request includes the construction of a new two-story, 4,720 square-foot residence on a 79.5 acre parcel. Associated improvements include a new driveway, septic system, and water tanks located within the front yard setback. The Variance request is to reduce the front yard setback for water tanks from the required 30'-0" setback to 3'-0". Total grading quantities for the proposed project include 747 cubic yards of cut and 306 cubic yards of fill with a maximum vertical depth of 9 feet for the foundation of the residence.

Recommendation:

3. Adopt a CEQA Negative Declaration; and,
4. Grant a concurrent land use approval for a Building Site Approval on Slopes Exceeding 30%, Variance, Design Review and Grading Approval pursuant to Conditions of Approval.

Property Address: 17805 Montebello Road	APN: 351-40-001
Present Land Use: Vacant	Zoning: HS-d1-sr
Env. Determination: Negative Declaration	GP: Hillside
Supervisory District: 5	Parcel Size: 79.5 acre

ADJOURNMENT

March 4, 2021 at 9:30 a.m.

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